



**Bakers Ground,
Bristol, BS34 8GE**

**PRICE: Offers In
Excess Of £520,000**

Property Features

- Detached Family Home
- Four Bedrooms
- Three Reception Rooms
- Down Stairs WC
- Kitchen/Dining Room
- En-Suite Shower Room
- Family Bathroom
- Cul-de-Sac Location
- Off Street Parking
- Rear Garden

Full Description

Description

Tucked away in Bakers Ground -Stoke Gifford, Bristol, this four-bedroom detached family home with three spacious reception rooms provides great space for a family with a need for versatile accommodation needs. The well-designed layout includes a downstairs WC, ensuring practicality for busy family life, alongside a family bathroom and an en-suite for added privacy and convenience.

The home is set in a peaceful location, ideal for families seeking a safe and friendly neighbourhood. Off-street parking is available providing ease and security for your vehicles. The rear garden presents a wonderful opportunity for you to create your own outdoor oasis, ready for your personal touch.

An excellent choice for those looking to settle in a popular location, Do not miss the chance to make this family home your own.

Entrance Hall

Entrance via wooden door with obscure glazed insets to entrance hall, laminate flooring, stairs to first floor accommodation, under stairs cupboard, double radiator, doors to -

Living Room

15'5 x 11'3 (4.70m x 3.43m)

UPVC double glazed bay windows to rear aspect, UPVC double glazed French doors to rear garden, coving, television point, 2 x radiator.

Dining Room

10'0 x 8'8 (3.05m x 2.64m)

Double doors, square bay window with UPVC double glazed leaded window to front aspect, double radiator, coving.

Play Room

16'1 x 7'9 (4.90m x 2.36m)

UPVC double glazed window to front aspect, range of fitted wardrobes with sliding doors providing shelving and housing Valiant central heating boiler.



Kitchen
 12'4 x 11'9 (3.76m x 3.58m)
 UPVC double glazed leaded window to rear aspect, part glazed door to rear garden, range of fitted wall and base units with laminate roll edge work surfaces over, one and a half bowl sink unit with mixer tap, built in Belling gas hob with cooker hood over, Bosch electric integral oven, plumbing for washing machine, radiator, tiled splash backs, integral dishwasher,

Cloakroom
 WC, wash hand basin with tiled splash backs, extractor fan, radiator.

Landing
 Access to loft space, airing cupboard housing hot water tank, dado rail, doors to all first floor accommodation,

Bedroom 1
 15'1 x 10'4 (4.60m x 3.15m)
 Two UPVC double glazed windows to front aspect, radiator, range of fitted wardrobes with mirror doors providing shelving and hanging space, door to -

En-Suite Shower Room
 Obscure UPVC double glazed leaded window to front aspect, pedestal wash hand basin, WC, walk in shower cubicle with rain and hand held shower.

Bedroom 2
 13'4 x 8'8 (4.06m x 2.64m)
 UPVC double glazed leaded window to rear aspect, built in wardrobe with mirror doors providing shelving and hanging space.

Bedroom 3
 12'0 x 8'10 (3.66m x 2.69m)
 UPVC double glazed leaded light window to rear aspect, radiator, built in wardrobe with mirror door providing shelving and hanging space.

Bedroom 4
 12'0 x 5'11 (3.66m x 1.80m)
 UPVC double glazed leaded window to rear aspect, built in wardrobe with mirror doors providing shelving and hanging space.

Bathroom
 Obscure UPVC double glazed leaded light window to side aspect, wash hand basin with vanity unit under, WC, panelled bath with hand held shower attachment, radiator, extractor fan.

Front Garden
 Laid to lawn, enclosed

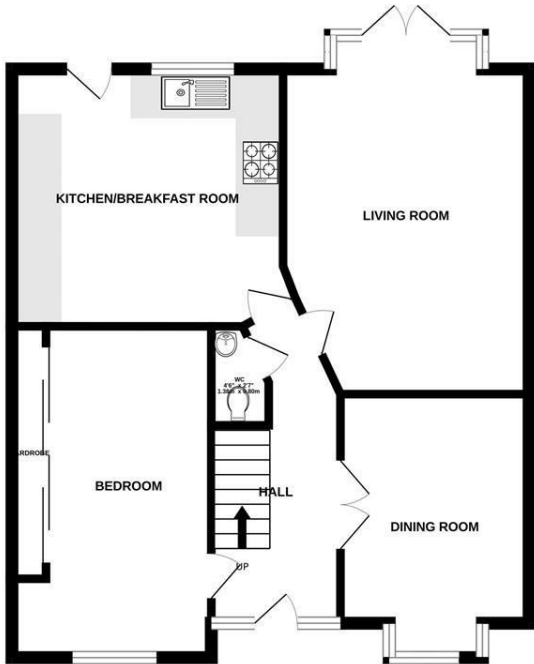
Rear Garden
 Laid to lawn with established shrubs, enclosed by wall and fence, outside tap and light.



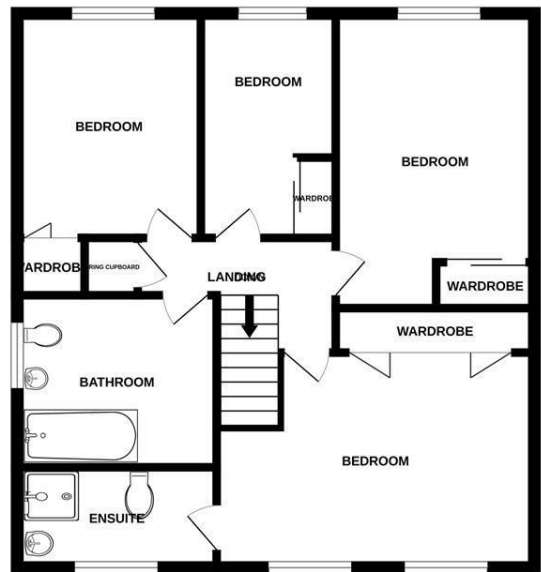
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



FIRST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1232 sq.ft. (114.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements